



STATE OF MAINE
DEPARTMENT OF EDUCATION
23 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0023

JOHN ELIAS BALDACCI
GOVERNOR

SUSAN A. GENDRON
COMMISSIONER

Exhibit #III.C. -

TO: Members of the State Board of Education

FROM: Susan A. Gendron, Commissioner*

DATE: February 9, 2005

SUBJECT: Major Capital Improvement Program; *Site Approval Consideration*;
SAD #3, new PreK-12, school project.

STATEMENT OF FACT

Superintendent of Schools, Dr. Daniel M. Lee, requests that the State Board of Education approve a site in Thorndike, Maine, for a PreK-12 school.

The proposed site consists of 79 acres and is a combination of: 1] forty acres owned by the school district currently the location of the Mt. View High School and its athletic fields; and 2] and three additional parcels; one of 3 acres, one of 16 acres, and one of 20 acres. The additional parcels of property will permit the new school to be constructed on a higher site than the current school that has drainage problems. It will also allow students to continue to attend the Mt. View High School while the new school is being constructed.

The school district conducted a district-wide site search and recommends the site of the current Mt. View High School. It is central to the district and is the best site in terms of topography, compared to other sites near the center of the district.

The site selection took a relatively long time because the key parcel was in the Maine Farmland Trust. Through excellent cooperation of landowners and legal assistance, the land can now be removed from the Trust without encumbrances.

The options to purchase and the appraised values are as follows:

16 acre parcel	option \$100,000	appraisals \$40,000 and \$43,000
3 acre parcel	option \$102,000	appraisals \$95,000 and \$84,000
20 acre parcel	option \$20,000	appraisals \$12,500 and \$16,000

The School District is aware that the difference between the average of two appraisals and the purchase price is the responsibility of the District.

Exhibit #III.C. - AMENDED

Site Approval Consideration; SAD #3, new PreK-12, school project

February 9, 2005

Page -2-

SAD #3 has completed the site application, which is on file with the Department of Education. The appropriate State agencies also have letters on file with the Department of Education. As part of the site selection process and at the request of the Department of Education, facilities assessments were conducted on the other five elementary schools in the district.

The subsidized cost of site acquisition is \$145,250. The local cost of land acquisition without State participation is \$76,750.

Project Information:

Project: SAD #3 PreK-12 School

Superintendent: Dr. Daniel M. Lee

Principal: Barbara Adams

Architect: Rob Tillotson, Oak Point Associates

Total number of acres: 79

Total number of acres eligible for State support: 79

Purchase cost: \$222,000

Appraised value: \$145,250

Amount eligible for State support: \$145,250

DEPARTMENT RECOMMENDATION

The Department of Education recommends that the State Board of Education approve the site location and the finances as presented for the construction of a new PreK-12 school in Thorndike, Maine, under the provisions of Chapter 61 "Rules for Major Capital School Construction Projects." The State subsidized cost of the site acquisition is \$145,250, and the district cost without State participation is \$76,750. Total cost for the site is \$222,000.

* Prepared by the School Facilities Services Team